



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 03-074 - (5)
TRACT MAP NO. 46018-04
CUP NO. 03-074-(5)

RPC/HO MEETING DATE
12-16-2003

CONTINUE TO

AGENDA ITEM
#

PUBLIC HEARING DATE
December 16, 2003

APPLICANT DR Horton Los Angeles Holding Co.		OWNER Shapell Monteverde Partnership		REPRESENTATIVE Sikand Engineering	
REQUEST <u>Conditional Use Permit:</u> To allow 2 multi-family lots with 534 new condominiums in association with previously approved tract 46018.					
LOCATION/ADDRESS At the easterly extension of Plum Canyon Road between Bouquet Canyon Road and Sierra Highway.			ZONED DISTRICT Sand Canyon		
			COMMUNITY		
ACCESS Plum Canyon Road			EXISTING ZONING RPD - 5,000 - 20U		
SIZE 35 Acres	EXISTING LAND USE Vacant		SHAPE Irregular	TOPOGRAPHY Gently to moderately sloping (prior to grading)	
SURROUNDING LAND USES & ZONING					
North: Vacant properties, approved for future single-family residential and commercial uses. RPD-6,000-5.9U and C-2			East: Vacant properties, approved for future multi-family residences. RPD-5,000-20U		
South: Vacant properties, approved for future single-family residences. RPD-5,000-6.2U			West: Vacant properties, approved for future single-family residences. RPD-6,000-5.9U		
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY		CONSISTENCY
Santa Clarita Valley Area Plan	Urban 3 (6.7-15 du/acre) Commercial		700 Dwelling Units		Yes
ENVIRONMENTAL STATUS Addendum EIR with Mitigation Monitoring Program					
DESCRIPTION OF SITE PLAN The site plan depicts two multi-family lots with 534 new condominiums and two recreation areas in 178 buildings on the 35-acre subject property. The project site is currently vacant and graded in accordance with the previous approval of tract 46018. A total of 808 covered parking spaces, 267 uncovered spaces, 151 guest parking spaces, and 3 handicapped spaces will be provided. The proposed development will be served by Plum Canyon Road.					
KEY ISSUES <ul style="list-style-type: none">The proposed development is a portion of tract 46018 that was approved by the Board of Supervisors on January 31, 1989 along with Zone Change and Conditional Use Permit No. 85628. This approval authorized the creation 1298 single family lots, 6 multi-family lots with 1202 new multi-family units, 2 public facilities lots, 2 open space lots and 1 commercial lot on 603 acres.The original approval required a new CUP for all future multi-family development.Although the land use designation is partially commercial, the Development Agreement that was approved for tract 46018 allows residential development to occur in this location.The Department of Parks and Recreation is working to determine the proper trail alignment. <p style="text-align: right;"><i>(If more space is required, use opposite side)</i></p>					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

* (O) = Opponents (F) = In Favor

CASE No. 03-074-(5)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements ____ 20 Acre Lots ____ 10 Acre Lots ____ 2½ Acre Lots ____ Sect 191.2

☒ Street improvements X Paving X Curbs and Gutters X Street Lights
 X Street Trees ____ Inverted Shoulder X Sidewalks ____ Off Site Paving ____ ft.

☒ Water Mains and Hydrants☒ Drainage Facilities☒ Sewer☒ Septic Tanks☐ Other _____☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

An amendment covering all of Tract 46018 is currently being processed separately from this Conditional Use Permit which only pertains to a portion, 46018-04. The amendment will remove all condominium footprints that were depicted on the original map approved by the BOS in 1989 in order to allow the multi-family units to be depicted on an Exhibit "A" associated with the CUPs currently being processed. In addition, the amendment map may reduce the number of single-family lots and create additional open space lots. The outcome of that amendment does not affect the processing of this CUP. The total number of approved multi-family units for TR 46018 is 1202. This CUP is requesting 534 condominium units therefore the tract will have 668 remaining units for future development on the remaining multi-family lots.

Prepared by: Jill Sourial